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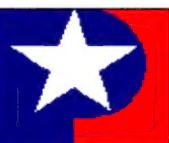
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
751,900 / 751,900
751,900 / 751,900
751,900 / 751,900
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CALLAHAN MYFANWY

Owner 2: HERBSTMAN ARI

Owner 3:

Street 1: 234 MYSTIC VALLEY PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MAGONE DAVID -

Owner 2: PITTMAN ALEXANDRA -

Street 1: 234 MYSTIC VALLEY PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1523 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5390		Sq. Ft.	Site		0	80.	0.97	1			Med. Tr	-10					418,824						418,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5390.000	333,100		418,800	751,900		31209
							GIS Ref
							GIS Ref
							Insp Date
							11/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	333,100	0	5,390.	418,800	751,900		Year end	12/23/2021
2021	101	FV	323,100	0	5,390.	418,800	741,900		Year End Roll	12/10/2020
2020	101	FV	323,100	0	5,390.	418,800	741,900		Year End Roll	12/18/2019
2019	101	FV	245,300	0	5,390.	445,000	690,300	690,300	Year End Roll	1/3/2019
2018	101	FV	245,300	0	5,390.	324,600	569,900	569,900	Year End Roll	12/20/2017
2017	101	FV	245,300	0	5,390.	282,700	528,000	528,000	Year End Roll	1/3/2017
2016	101	FV	245,300	0	5,390.	240,800	486,100	486,100	Year End	1/4/2016
2015	101	FV	239,400	0	5,390.	235,600	475,000	475,000	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGONE DAVID,	71950-36	1	11/30/2018		705,000	No	No		
HSU CLAIRE E &	48792-534		1/5/2007		440,000	No	No		
WESLEY DAVID	31609-168		2/15/2000		285,000	No	No	N	
	12337-287		11/29/1972		29,200	No	No		

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
2/20/2020	265	Solar Pa	21,500	C					5/2/2019	SQ Returned	JO	Jenny O									
3/6/2012	200	Manual	2,500					new drywall & tile	11/30/2018	MEAS&NOTICE	HS	Hanne S									
11/7/2006	961	Re-Roof	6,000						5/14/2009	Meas/Inspect	189	PATRIOT									
9/17/2002	837	Redo Kit	45,000					RE-DO KITCHEN /ADD	12/3/2008	MLS	MM	Mary M									
									4/15/2007	MLS	HC	Helen Chinal									
									11/15/2000	MLS	MM	Mary M									
									3/8/2000	Mailer Sent											
									3/6/2000	Measured	263	PATRIOT									
									8/16/1993		KT										
									Sign:	VERIFICATION OF VISIT NOT DATA											

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 6 - Colonial	1	Rating: Good		Full Bath: 1	Rating:	BSMT SINK SHOWER AND TOILET.				5	24														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:					19															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																				
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																				
Prime Wall: 4 - Vinyl				A HBth:	Rating:																				
Sec Wall:	%			OthrFix: 2	Rating: Fair																				
Roof Struct: 1 - Gable				OTHER FEATURES				1st Res Grid	Desc: Line 1	# Units 1															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Color: WHITE				A Kits:	Rating:	Other																			
View / Desir:				Fpl: 1	Rating: Average	Upper																			
GENERAL INFORMATION				WSFlue:	Rating:	Lvl 2																			
				CONDOS INFORMATION				Lvl 1																	
				Location:		Lower																			
				Total Units:																					
				Floor:																					
				% Own:																					
				Name:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL	1	7	3												
Prim Int Wal 2 - Plaster				Functional:	%	Interior:																			
Sec Int Wall:	%			Economic:	%	Additions:																			
Partition: T - Typical				Special:	%	Kitchen: 2002																			
Prim Floors: 3 - Hardwood				Override:	%	Baths:																			
Sec Floors:	%			Total:	18.6 %	Plumbing:																			
Bsmnt Flr: 12 - Concrete						Electric:																			
Subfloor:						Heating:																			
Bsmnt Gar:						General:																			
Electric: 3 - Typical																									
Insulation: 2 - Typical																									
Int vs Ext: S																									
Heat Fuel: 2 - Gas																									
Heat Type: 3 - Forced H/W																									
# Heat Sys: 1																									
% Heated: 100		% AC:																							
Solar HW: NO	Central Vac: NO																								
% Com Wal	% Sprinkled																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 044-0-0003-0001.0												IMAGE				AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
More: N	Total Yard Items:					Total Special Features:								Total:											